

70

ORDINANCE NO. Late Backup

1 AN ORDINANCE AMENDING ORDINANCE NO. 20050818-064 TO MODIFY
2 THE BOUNDARIES OF THE NORTH HYDE PARK NEIGHBORHOOD
3 CONSERVATION (NCCD) COMBINING DISTRICT TO INCLUDE PROPERTY
4 LOCATED AT 100 EAST 50TH STREET, REZONING AND CHANGING THE
5 ZONING MAP FROM UNZONED (UNZ) TO MULTIFAMILY RESIDENCE
6 LIMITED DENSITY NEIGHBORHOOD CONSERVATION (MF-1-NCCD)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** Ordinance No. 20050818-064 is amended to include the property identified in
12 this Part in the area commonly known as North Hyde Park neighborhood conservation
13 (NCCD) combining district. The zoning map established by Section 25-2-191 of the City
14 Code is amended to zone the property from unzoned (UNZ) to multifamily residence
15 limited density neighborhood conservation (MF-1-NCCD) combining district on the
16 property described in Zoning Case No. C14-2007-0264, on file at the Neighborhood
17 Planning and Zoning Department, as follows:

18
19 Tract One: A 2.378 acre tract of land, more or less, out of the James P Wallace
20 League, Travis County, the tract of land being more particularly described by
21 metes and bounds in Exhibit "A" incorporated into this ordinance; and

22
23 Tract Two: A 2.4286 acre tract of land, more or less, out of the James P. Wallace
24 League, Travis County, the tract of land being more particularly described by
25 metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

26
27 located at 100 East 50th Street in the North Hyde Park neighborhood conservation (NCCD)
28 combining district, in the City of Austin, Travis County, and identified in the map attached
29 as Exhibit "C".

30
31 **PART 2.** The North Hyde Park NCCD-NP was approved August 18, 2005 under
32 Ordinance No. 20050818-064 and amended under Ordinance No. 20070308-040 and
33 Ordinance No. 20080131-119. The property located at 100 East 50th Street is not a part of
34 Hyde Park neighborhood plan adopted under Ordinance No. 000413-63, nor a part of the
35 North Hyde Park neighborhood plan (NP) combining district.
36

1 **PART 3.** Ordinance No. 20050818-064 is amended to add a new part to be known as Part
2 12. Except as otherwise specifically provided in Part 12, the property at 100 East 50th
3 Street (Tracts One and Two) is subject to the applicable terms and provisions of Ordinance
4 No. 20050818-064.

5
6 **PART 12.** The following applies to the property at 100 East 50th Street (Tracts
7 One and Two:
8

9 A. For Tract One and Tract Two:

- 10
11 1. A site plan or building permit for the Property may not be approved,
12 released, or issued, if the completed development or uses of the Property,
13 considered cumulatively with all existing or previously authorized
14 development and uses, generate traffic that exceeds 2,000 trips per day.
15
- 16 2. Trees shall be planted along the sidewalks constructed along 51st Street in
17 compliance with the standards set forth in Subchapter E, Article 2, Section
18 2.2.3.(*Urban Roadways: Sidewalks and Building Placement*) of the City
19 Code.
20
- 21 3. The permitted and conditional uses allowed in Residential District of the
22 North Hyde Park NCCD under Part 5 (1) of Ordinance No. 20050818-064
23 apply to the Property. In addition, a multifamily residential use is a
24 permitted use of the Property.
25
- 26 4. A group residential use and a club or lodge use are prohibited uses of the
27 Property, except that one club building may be located on Tract Two and
28 shall serve the entire development.
29
- 30 5. Prior to site plan approval, (30)43 feet from the centerline of 51st Street shall
31 be dedicated for right-of-way as set forth in Section 25-6-51 and Section 25-
32 6-55 of the City Code.
33
- 34 6. Vehicular access from the Property to East 50th Street and East 49th Street is
35 prohibited, except for emergency vehicular access. All vehicular access to
36 the Property shall be from East 51st Street. Driveways along 51st Street shall
37 be constructed at the minimum width required by the City.
38
- 39 7. Pedestrian and bicycle access to the Property from East 50th Street and East
40 49th Street is prohibited.

1
2 B. For Tract One:

3
4 1. Except as otherwise provided in Subsection 4 of this Section B, the
5 following site development standards apply.

6
7 a. The maximum density is 17 residential units per acre.

8
9 b. The maximum density is 40.426 residential units.

10
11 c. The maximum number of bedrooms is 59 per acre.

12
13 d. The maximum number of bedrooms is 140.302.

14
15 e. The maximum height of a building or structure is 30 feet from ground
16 level.

17
18 f. The maximum height of a building or structure is 2.5 stories from ground
19 level.

20
21 g. The maximum building coverage is 40 percent.

22
23 h. The maximum impervious cover is 60 percent.

24
25 i. The maximum floor-to-area ratio (FAR) is 0.75 to 1.0.

26
27 j. The building setback is 25 feet from the east property line that abuts the
28 adjacent residential properties.

29
30 2. An existing Class 1 or Class 2 tree, as defined by the Environmental Criteria
31 Manual, that is located within the 25 foot building setback, shall be
32 maintained.

33
34 3. A residential unit on Tract One shall face west away from the existing
35 residences on the west side of Rowena Street. A parking area is not
36 permitted between the Tract One units and the Rowena Street residences but
37 may be located at the front western side of the units.
38

1 4. If Tract One is developed as a single family use, the site development
2 standards for the Residential District for the North Hyde Park NCCD apply,
3 as set forth in Part 7 of Ordinance No. 20050818-064.
4

5 C. For Tract Two the following site development standards apply:
6

- 7 1. The maximum density is 23 residential units per acre.
8
9 2. The maximum density is 98.578 residential units.
10
11 3. The maximum number of bedrooms is 81 per acre.
12
13 4. The maximum number of bedrooms is 347.166.
14
15 5. The setback from 51st Street is 0 feet.
16
17 6. The maximum building coverage is 50 percent.
18
19 7. The maximum impervious cover is 70 percent.
20
21 8. The maximum floor-to-area ratio (FAR) is 0.75 to 1.0.
22
23 9. For a building or structure constructed within the area 360 feet from 51st
24 Street or within the area more than 130 feet from the east property line, the
25 maximum height is 50 feet from ground level.
26

27 **PART 4.** This ordinance takes effect on _____, 2008.
28

29 **PASSED AND APPROVED**
30

31 §
32 §
33 _____, 2008 § _____
34 Will Wynn
35 Mayor
36
37

38 **APPROVED:** _____ **ATTEST:** _____
39 David Allan Smith Shirley A. Gentry
40 City Attorney City Clerk

DESCRIPTION

DESCRIBING 4.286 ACRE TRACT OF LAND BEING A PART OF THE JAMES P. WALLACE LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALSO BEING A PART OF THAT 6.66 ACRE TRACT DESCRIBED IN A DEED TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT EXECUTED ON JULY 18, 1967 AND RECORDED IN VOLUME 3,333 PAGE 1,121 OF THE DEED RECORDS OF SAID COUNTY, SAID 4.286 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the north line of said 6.66 acre tract, same being in south right-of-way line of East 51st Street, from which a point at the northeast corner of said 6.66 acre tract, same being the northwest corner of Hegman's Subdivision, a subdivision recorded in Book 3 Page 114 of the Plat Records of said County, bears S77°30'E, 99 59 feet;

THENCE, through the interior of said 6.66 acre tract, the following two courses:

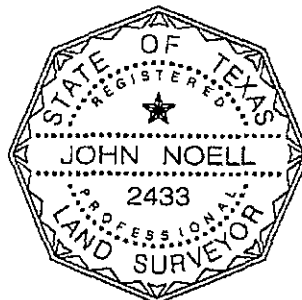
- 1) S30°00'W, 822 99 feet to point;
- 2) N58°21'W, 144 15 feet to a point in a west line of said 6.66 acre tract, from which a point at the southwest corner of said 6.66 acre tract veears S29°14'W, 100 09 feet;

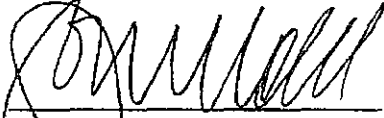
THENCE, with the west line of said 6.66 acre tract, the following two courses:

- 1) N29°14'E, 209.61 feet to a point;
- 2) N02°54'E, 544 50 feet to a point in the south right-of-way line of said East 51st Street at the northwest corner of said 6 66 acre tract;

THENCE, with the common line of said 6.66 acre tract and said East 51st Street, S77°30'E, 414.11 feet to the POINT OF BEGINNING and containing 4.286 acres of land

Field Notes Prepared from
Record Information by.
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433
12.3.07
Date:

Map attached.

Bearing Basis: Volume 3,333 Page 1,121 of the Deed Records of Travis County, Texas.

References: TCAD: 02 2308 0126, Austin Grid: MK-26.

DESCRIPTION

DESCRIBING A 2.378 ACRE TRACT OF LAND BEING A PART OF THE JAMES P. WALLACE LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND ALSO BEING A PART OF THAT 6.66 ACRE TRACT DESCRIBED IN A DEED TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT EXECUTED ON JULY 18, 1967 AND RECORDED IN VOLUME 3,333 PAGE 1,121 OF THE DEED RECORDS OF SAID COUNTY, SAID 2.378 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the south right-of-way line of East 51st Street and the west boundary line of the J.J. Hegman's Subdivision, a subdivision recorded in Book 3 Page 114 of the Plat Records of said County;

THENCE, with the common line of said Hegman's Subdivision and said 6.66 acre tract, S30°00'W, 955.70 feet to a point at the southeast corner of said 6.66 acre tract;

THENCE, with the south line of said 6.66 acre tract, N58°21'W, 237.85 feet to a point at the southwest corner of said 6.66 acre tract;

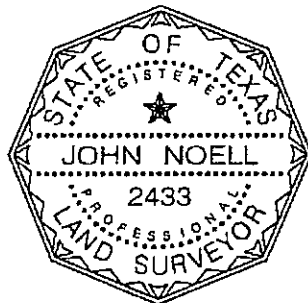
THENCE, with the west line of said 6.66 acre tract, N29°14'E, 100.09 feet to a point;

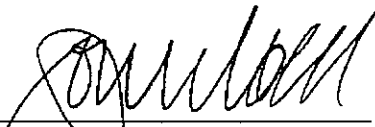
THENCE, through the interior of said 6.66 acre tract, the following two courses:

- 1) S58°21'E, 144.15 feet to a point;
- 2) N30°00'E, 822.99 feet to a point in the south right-of-way line of East 51st Street from which a point at the northwest corner of said 6.66 acre tract bears N77°30'W, 414.11 feet;

THENCE, with the common line of said 6.66 acre tract and said East 51st Street, S77°30'E, 99.59 feet to the POINT OF BEGINNING and containing 2.378 acres of land.

Field Notes Prepared from
Record Information by:
URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040

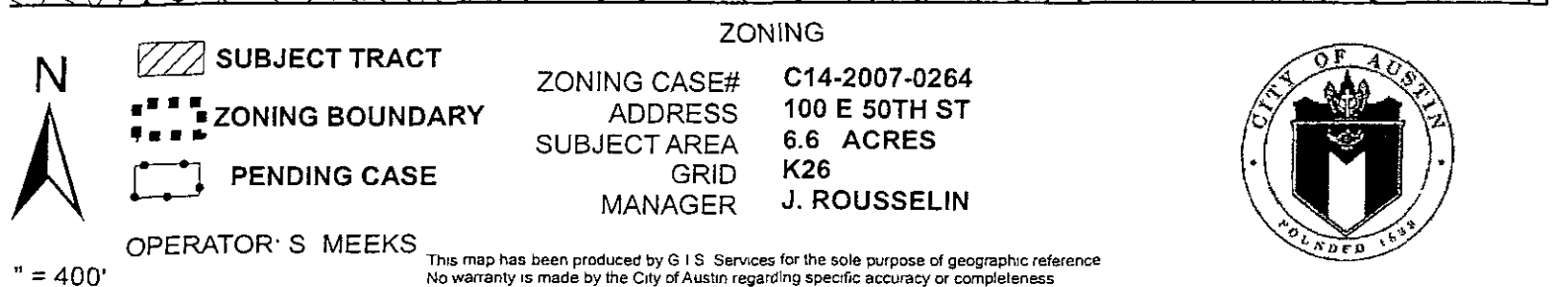



John Noell, R.P.L.S. #2433
Date: 12.2.07

Map attached.

Bearing Basis: Volume 3,333 Page 1,121 of the Deed Records of Travis County, Texas.

References: TCAD: 02 2308 0126, Austin Grid: MK-26



This map has been produced by G I S Services for the sole purpose of geographic reference
No warranty is made by the City of Austin regarding specific accuracy or completeness